

THDA Disaster Relief Mortgage Program  
Effective May 1, 2006

*Eligible counties are those that were declared federal disaster areas for individual assistance on April 5 and April 17, 2006: Benton, Cannon, Carroll, Cheatham, Cumberland, Davidson, Dickson, Dyer, Gibson, Fayette, Haywood, Maury, Sumner, Warren and Weakley*

**Common characteristics of both tiers of assistance:**

- First time homebuyer requirement is waived
- Loan options are available to affected renters and homeowners
- Recapture tax does not apply
- Income limits are regardless of family size
- Most recent signed and dated federal income tax return required
- Application Affidavit only (Seller affidavit is not required)
- Loans are thirty year, fixed rate, permanent financing to take out construction loans for repair or reconstruction of a damaged housing unit owned by the applicant or finance the applicant's purchase of a new or existing housing unit
- Applicant's home must have sustained real property damage in excess of insurance coverage
- If all or some portion of the Disaster Relief Mortgage loan will be used to pay off a current mortgage, payoff statements must be valid through the end of the month in which the loan is to be closed
- All liens against property securing the Disaster Relief Mortgage loan must be satisfied to insure that THDA is in first priority lien position
- Proof of loss of real property for an applicant who is a homeowner must be verified by providing a copy of the insurance claim or appraiser verification. If the applicant is not a homeowner and does not have property insurance, then a statement from the property manager or owner is required.

**Tier 1: Disaster Relief for very low-income households:**

- Loans made available at 0% interest
- Family income level not higher than 60% of applicable median per attached chart
- Acquisition cost limit is \$102,500 for new or existing housing unit

**Tier 2: Disaster Relief for low-income households:**

- Loans made available at 3% interest
- Family income level not higher than 80% of applicable median per attached chart
- Acquisition cost limit is \$136,500 for new or existing housing unit

**Aside from these provisions, all other THDA program rules apply. These provisions do not apply to the Great Rate and Great Start programs**

**Income Limits for Disaster Programs - May 2006**  
**Based on Limits Issued - March 18, 2006**

<b>County Name</b>	<b>MSA</b>	<b>Tier 1 Limit - 60% Applic.</b>	<b>Tier 2 Limit - 80% Applic.</b>
BENTON		\$30,720	\$40,960
CANNON	Nashville	\$36,960	\$49,280
CARROLL		\$30,720	\$40,960
CHEATHAM	Nashville	\$36,960	\$49,280
CUMBERLAND		\$30,720	\$40,960
DAVIDSON	Nashville	\$36,960	\$49,280
DICKSON	Nashville	\$36,960	\$49,280
DYER		\$30,720	\$40,960
FAYETTE	Memphis	\$34,380	\$45,840
GIBSON		\$30,720	\$40,960
HAYWOOD		\$30,720	\$40,960
MAURY		\$36,960	\$49,280
SUMNER	Nashville	\$36,960	\$49,280
WARREN		\$30,720	\$40,960
WEAKLEY		\$30,720	\$40,960